

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Krotzer "Home Farm" Inventory Number: WA-II-193
21228 Black Rock Road
Address: (Black Rock Road and Ridenour Roads) City: Hagerstown Zip Code: 21740
County: Washington USGS Topographic Map: Funkstown and Myersville
Owner: Trustees of the Alfred C. Papa Testamentary Trust Is the property being evaluated a district? ☐ yes
Tax Parcel Number: 36 Tax Map Number: 64 Tax Account ID Number: 008052
Project: Doubs Mill / Papa RL (new telecommunications installation) Agency: FCC
Site visit by MHT Staff: ☐ no ☐ yes Name: _____ Date: _____
Is the property located within a historic district? ☐ yes ☒ no

If the property is within a district

District Inventory Number: _____

NR-listed district ☐ yes Eligible district ☐ yes District Name: _____

Preparer's Recommendation: Contributing resource ☐ yes ☐ no Non-contributing but eligible in another context ☐

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible ☒ yes ☐ no

Criteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Documentation on the property/district is presented in: N/A

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

Description

This farm complex is located immediately northeast of I-70, southeast of Hagerstown near the foot of South Mountain in Washington County, Maryland. The buildings are situated on hilly limestone ground around a spring that runs into Black Rock Creek. The buildings are staggered on the hillside and face south. Modern utility poles and lines are present on the property closest to the complex. Open pastureland historically and currently used for agriculture is located over the rise to the north, as well as to the south and east of the complex. Wood post-and-rail and barbwire fencing enclose the pasture areas. I-70 runs directly to the west. Recent residential development has also occurred to the north, northeast, and south, though intervening trees and distance minimize visibility from the property.

Property History

The property was known as the "Home Farm" of Joseph Krotzer and was located in the neighborhood of Beaver Creek. It was acquired in 1858 through equity court proceedings by Elizabeth Witmer, Joseph Krotzer's widow (IN13/157). The farm remained in her family until at least 1872 when it was purchased by George Funk, who may also have been a relative. An 1859

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input type="checkbox"/>
Criteria: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
Comments: _____	

<u>Amelia D Apple</u> Reviewer, Office of Preservation Services	<u>3/17/2010</u> Date
<u>Blanca</u> Reviewer, NR Program	<u>7/21/10</u> Date

20100249

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 1

WA-II-193

plat map shows "G. Funk" owning a parcel adjacent to one owned by "Kretzer" in the Beaver Creek area, so at the very least the two were neighbors if not related (Taggart 1859). Both the names "Krotzer" and "Funk" are of German descent and are indicative of a strong German presence in Beaver Creek and throughout Washington County.

According to the 1872 deed, the property was sold by Henry S. and Sarah Catharine Eavey, W. and Jela Hoffman, and Joseph T. and Mary Hoffman to George Funk. At the time of this sale, the farm was 155 acres, 3 roods and 20 perches and sold for the sum of \$13,000.00 (IN15/7; WMcKK4/697). Local family histories identify W.W. Hoffman and his brother, Joseph T., as well as Henry S. Eavey as born, raised, and educated in Beaver Creek District. All three were engaged in farming in the area, and the Hoffman brothers also ran a successful mercantile business in connection with their farming operations. After the Civil War, W.W. Hoffman moved to Hagerstown to begin a banking business with his brother under the firm name W.W. Hoffman & Co. In 1874, Eavey joined the brothers and the name was changed to Hoffman, Eavey & Co. (Scharf and Long 1995:1182; Williams 1906:1133). It is likely that the Hoffman brothers or Eavey were relatives of the Krotzer family and occupied the farm until their relocation to Hagerstown.

There appear to have been several Funks who settled throughout Washington County, though they were not all related to one another. The local town of Funkstown was reportedly established by Henry or Jacob Funk, though it is not clear exactly who the founder was. At one time, Funkstown rivaled Hagerstown, then Elizabethtown, for the position of County Seat of Washington County (Williams 1906:86, 992-993). Several Funks appear to have settled and been raised in the Beaver Creek District and the name can be seen scattered throughout the neighborhood on maps dating to 1859 and 1877 (Taggart 1859; Lake et al. 1877:47).

George Funk was born in the Beaver Creek area in 1809. He married Mary Welty and had eight children: Ann Catharine, Mary Etta, Daniel W., William E., Amy Jane, George C., Charles T., and Emery F. In 1857, Mary Funk died and George Funk remarried Mary Neikirk (Williams 1906:995). According to the 1860 census, George Funk had already acquired substantial wealth before purchasing the Krotzer farm, as his real estate was worth \$12,000.00 and his personal estate was valued at \$2,000.00 (United States Census 1860). He was also an active member of society serving as trustee of schools and road superintendent (Williams 1906:995).

In a map dated 1877, "G. Funk" owns two properties along the Black Rock Road, one on either side of a creek. These two properties coincide to the locations of the Funk and Krotzer homes on the 1859 map and indicate that Funk had purchased the Krotzer farm by this time (Taggart 1859; Lake et al. 1877:47). Black Rock Road led to the Black Rock, a spring, which was one of the most popular and beautiful resorts in the county (Williams 1906:173). In 1881, George Funk died and was buried in the Beaver Creek Churchyard. At the time of his death, George Funk had established himself as a successful local farmer who owned four farms. He shared this wealth with his children, who were all given a good start in life and continued to accumulate their own wealth by acquiring valuable property (Williams 1906:995).

William E. Funk, one of George Funk's sons, worked on several farms in Illinois and Iowa before returning home to work for his father from 1871 to 1873. In 1873, William married Catharine Virginia Funk (no relation) and they set up housekeeping near Beaver Creek on the "old Krotzer place" along the Black Rock Road (Williams 1906:996). George Funk owned the property until 1880 when William bought the farm for the sum of \$9,342.50 (83/114). William E. Funk was a successful farmer, just as his father, and was also a known businessman in the county. He acquired several valuable properties, which was reminiscent of his father's dealings, and he and his father-in-law speculated in Iowa lands which also added to his wealth (Williams 1906: 996). He and his wife were able to hire a laborer to help him work on the farm, as well as a servant to assist with the housekeeping (United States Census 1880).

William resided on the Krotzer farm for sixteen years until the death of his stepmother. He bought her home, also located along the Black Rock Road, and relocated to it. This property quite possibly is the other property originally owned by George Funk shown on the 1859 and 1877 maps of Beaver Creek District (Williams 1906:996; Lake et al. 1877:47). The Krotzer farm remained in William's name and was passed to his wife, Catharine V., upon his death. At her death, the property passed to their only child, Cora May, who was born in 1883 (N/545; 17/69; Williams 1906:997).

In 1957, the property was sold by Cora M. Funk to Alfred C. Papa and Rose E. Papa (323/393). In 1976, Eleanor B. and Donald L. Funk also sold a 41.2-acre parcel of land along the northeast side of Interstate 70 to Mr. Papa (624/850). Mr. Papa

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 2

WA-II-193

passed away in 1997 leaving the property to the current owners, Christopher E. Papa and Carol Ann Elliott, Trustees of the Alfred C. Papa Testamentary Trust (1412/790). According to Mr. Christopher Papa, son of Alfred Papa, the farm is currently leased out for pastureland for cattle and for crops. The property spreads across Black Rock Road where soy beans, corn, and other crops are planted. Mr. Papa remembers his father raising homing pigeons, which resulted in the construction of the pigeon coop on the property (Papa 2008).

Building Descriptions

It is not known who built the structures on this farm but the Funk and Krotzer (Kretzer, Kratzer) families had considerable holdings in the immediate vicinity during the late 18th and 19th centuries (Dickey 1978). This farm complex consists of a two-and-a-half story stone house, a stone springhouse, a frame bank barn, and related domestic and agricultural outbuildings located on a 131.29-acre tract. The farmstead is significant as a complete group of period buildings maintained with relatively few alterations and is in excellent condition.

Dwelling

The house and springhouse were likely constructed at the same time during the first quarter of the nineteenth century. The house is a banked two-and-a-half story, side-gable, four bays wide by two rooms deep limestone building constructed in the Pennsylvania farmhouse-style with two doors occupying the central bays on the façade (north elevation). A shed-roof porch with square wood posts shelters the entrance to the home. The cellar is fully exposed above ground level on the south (rear) elevation. Roughly coursed masonry is used with larger stones along the building's corners, suggesting quoins. Brick chimneys are located inside the gable end walls.

The windows have moderately wide frames, with nine-over-six pane wood sash on the main and second stories and six-over-six wood sash on the ground story of the front elevation and on the rear elevation in a stairwell. Small, four-light fixed-sash windows are also present in the gables and on the ground story of the east and west gable ends.

The dwelling's rear entrance is framed similarly to the windows and includes a narrow transom above the door. A two-story porch extends above the center two bays and shelters the entrance as well as a door located in the ground story. The shed-roof porch is supported by square posts and is enclosed along the upper level with a plain balustrade. A flight of steps to the east gives access to the main level.

The roof has been recovered with asphalt shingles and terminates with bargeboards set directly against the gable end walls. The eaves are finished with several courses of simple molding.

Springhouse

To the west of the house is a large spring surrounded by a stone wall. This stone wall continues to the east toward the house and to the west as it acts as a retaining wall. Above part of the spring is a two-story, one-bay stone springhouse. Openings in the springhouse have wide frames trimmed with ovolo molding. Windows are six-over-six panel sash and one single pane window. Small arched openings appear high in the gables. In the west end this opening contains a date tablet. An interior brick chimney is also present.

Out Kitchen/Smokehouse

The frame bank barn, wagon shed, corncrib, and out kitchen were most likely built during the late-nineteenth and early twentieth centuries. Between the house and springhouse and to the south is a small domestic outbuilding constructed in two sections with a stone foundation. The easternmost section is a stucco-covered brick smokehouse with five small openings in the east elevation and a board-and-batten door on the north elevation. The taller, westernmost section of the building is a wood-frame out kitchen or washhouse with vertical wood siding, an exterior stone and brick chimney on the west elevation with fixed pane windows on either side, and board-and-batten doors and one-over-one pane wood sash windows on the south and north elevations. Both sections are covered by a standing-seam metal roof.

Bank Barn

A frame bank barn stands northwest of the dwelling, springhouse and smokehouse. The barn features vertical wood siding, a stone foundation, and Victorian-period gingerbread bargeboard. A cantilevered forebay (now partially-enclosed with concrete

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 3

WA-II-193

block and fixed steel sash) is present on the south elevation. A frame one-story shed-roof addition is located on the west gable end. A one-story concrete block gable-roof addition appears on the east gable end with a gable-end vent and fixed nine-light wood-pane windows. Wood vents are located in the gable ends and on the south elevation.

Wagon Shed and Corn Crib

A wood-frame wagon shed is located south of the barn and west of the springhouse on the hill. The shed has a standing seam metal end-gable roof, vertical wood siding, and enclosed window openings on the south and east elevations. A wood-frame drive-through corncrib is located north of the bank barn. The corncrib sits atop stone piers and is clad with vertical wood siding and a standing-seam metal roof with exposed rafter tails.

Pigeon Coop and Garage

When the farm was purchased in 1957, the buildings described above were present on the parcel. The new owners added to the complex with the construction of a frame pigeon coop located northeast of the bank barn. The coop has horizontal wood siding, exposed rafter tails, and wide window openings on the south elevation. It is mounted on concrete block piers and has gable-end vents. A concrete block two-bay garage is located northeast of the house. It features a side-gable roof, overhead rolling doors, steel sash, and horizontal aluminum siding in the gables. Both the pigeon coop and concrete block garage were added during the 1960s.

Thematic Context: Architecture

The earliest houses and outbuildings in the mid-Atlantic region do not fit easily into a particular style category. These buildings were principally influenced by the local availability of building materials as well as the building traditions imported by the earliest settlers of an area (McAlester and McAlester 2004: 63). German settlers in particular brought their building traditions to north and west-central Maryland. During the 1730s, a great migration of German settlers originally from the Rhineland, Moravia, and Bohemia who had resided in east-central Pennsylvania began to flood into central Maryland toward the Susquehanna River and the Valley of Virginia. These German settlers brought a tradition of stone construction (Lane 1991: 22, 28). Stone construction appeared more frequently in areas where locally quarried stone was readily available, and the fertile limestone land of the Washington County valley provided a substantial local source (Lanier and Herman 1997:95; Williams 1906:374).

During the early- to mid-nineteenth century, the German language was much used in Washington County, and in the Beaver Creek neighborhood in particular, there was only one English farmer for a time (Williams 1906:95). The mass of people in the region remained Germans of small means for some time into the nineteenth century (Williams 1906:250).

Domestic Architecture:

The Krotzer Home Farm dwelling is a vernacular representation of domestic architecture that was reflective of the early settlers who arrived in the Washington County area (Williams 1906:20). The dwelling seems to be an example of a "four over four" house, which is a term applied to a common type of dwelling found throughout southeastern and central Pennsylvania. It is usually two stories, gable-roofed, two rooms deep, and four bays across the eaves side with four-over-four openings. Occasionally, two of the first-floor openings are doors (Pennsylvania Historical & Museum Commission [PHMC] n.d.b.).

Domestic outbuildings also exemplified the designs and techniques brought to the area by migrating groups, and the outbuildings found on the Krotzer farm are no exception. The out kitchen/smokehouse was typical of the mid-Atlantic region from the earliest settlement periods. Cooking was often done in a separate kitchen, typically a one-room, single-story structure, located in the yard behind the main house (Lanier and Herman, 1997:52-55). Also known as a summer kitchen, the out kitchen was particularly used during the hot summer months when the heat of cooking could become unbearable within the house. Typical characteristics of the out kitchen include a rectangular footprint, chimney or stovepipe, windows, and doors. Frame is the most common material, but they can also be constructed out of brick, log, or stone (PHMC n.d.f.).

The yard between the out kitchen and the house was a work area for storing firewood, cleaning slaughtered animals, and engaging in craft activities associated with the running of the house. Smokehouses, the second most common outbuilding type, were also situated near the main house, often near the kitchen or out kitchen. They were typically square in plan and had a

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 4

WA-II-193

gable roof (Lanier and Herman 1997:52-55). Smokehouses usually possess only a single, outward-swinging batten door and no windows since its purpose was to contain smoke that would permeate the meats that were hanging within, thus preserving them. Materials can vary from frame, log, brick, stone, or a combination of them all (PHMC n.d.d.). Stone and brick smokehouses typically have ventilation slits or openings in the gables (Lanier and Herman 1997:52-55). Both the out kitchen and the smokehouse have strong associations with Pennsylvania Germans (PHMC n.d.d.).

Springhouses and milk houses for storing dairy products were typically found on nineteenth-century farms where natural springs and creeks were located (Lanier and Herman 1997:55). Generally constructed of log or stone, they were erected directly over a spring or running stream and it was often banked. Though some were a single story, springhouses often had a second story used for a workshop, smokehouse, dairy processing, or a storage room. The springhouse provided a cool space and fresh water. Stone-lined channels or tanks were engineered to take advantage of the spring water and used to cool milk and other perishable food items (PHMC n.d.e.).

Agricultural Architecture:

Farm buildings are a representation of the history of a region and the agricultural activities that have taken place there. From the early 1800s into the early twentieth century, significant changes occurred in agricultural building design and construction. As transportation improvements were made, such as the construction of railroad lines during the mid-1800s and the advent of the automobile in the early twentieth century, and the methods of farming became more industrialized, the scale of farming as well as the farm buildings themselves was affected (Lanier and Herman 1997: 178-179).

The "Pennsylvania barn" is an example of a common agricultural building that appeared during the eighteenth century and flourished from approximately 1820 to about 1900. The main characteristics of the barn are the projecting 7- to 8-foot forebay and its banked construction (PHMC n.d.c.). It could be two- or three-stories and might be of stone construction or built with heavy timber frame or have log upper stories over a stone lower story. The primary purpose of the barn was to be multi-functional (Lanier and Herman 1997:181-184). The upper levels of the barn were entered via an earthen ramp and were typically used for grain processing, while stables and stalls housing farm animals occupied the lower story. Although people from all social groups built Pennsylvania barns, it is most closely associated with the Pennsylvania Germans, which led to the building being called a "Pennsylvania barn" (Lanier and Herman 1997:181-184; PHMC n.d.c.). A significant number of Pennsylvania's settlers had migrated to the region from Germany and Switzerland, where a tradition of building barns with forebays was well-established. (Lanier and Herman 1997:181-184). By the mid-1800s, bank barns became increasingly frame buildings supported on brick or stone basement levels (Lanier and Herman 1997:200-203).

The corncrib, as its name implies, was used for storing corn. Corncribs were long, narrow log or frame structures typically set on wooden blocks, stumps, or masonry piers. The corn crib was elevated in order to prevent rodents from getting to the corn stored inside. Slats and/or wire netting in the sides of frame cribs provided ventilation and air circulation necessary for drying the corn (Lanier and Herman 1997:191-192; PHMC n.d.a.). Corncribs became uncommon after the mid-1950s, when harvest technology changed so that it was possible to shell corn in the field and artificial dryers eliminated the need for long drying periods. Corncribs are usually sited near a barn (PHMC n.d.a.).

The rise of mechanized agriculture in the mid-1800s meant farmers needed buildings that could house their equipment. This resulted in the construction of cart sheds and wagon barns (Lanier and Herman 1997:207).

The arrangement of the farmyard is typically described in relationship to the house, with most farmyards located behind the house, to one side of the dwelling, or across the road from the residence. A typical arrangement is the courtyard plan, which is defined by the house at one end, typically facing the road, and the barn located behind the house with the farmyard between them. The courtyard is completed by one or two lines of smaller outbuildings, which extend between the house and barn and form an open work area (Lanier and Herman 1997:223-224).

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 5

WA -II -193

Thematic Context: Local and Regional Agriculture during the Nineteenth and Twentieth Centuries

From the very beginning, agriculture was the primary industry in the Washington County region. Improvements in the methods of agriculture and in transportation throughout the nineteenth century encouraged the continued production and exchange of crops, and facilitated the diversification of crops.

During the early years of the eighteenth century, the Hagerstown valley contained some of the most fertile land in the state of Maryland, and had an abundance of waterways such as the Antietam and Conococheague Creeks, Beaver Creek, and other creek tributaries of the Potomac River (Scharf and Long 1995:35, 973). The valley was perfectly suited for agriculture, which became the primary industry. Almost the entire valley was occupied by large farms with fertile limestone soil that was well-adapted to raising cereals and grasses (Scharf and Long 1995:33). Accordingly, the staple crops were wheat and Indian corn, with oats, rye, and barley also grown to some extent. Clover seed, hay, poultry, and dairy products were also valuable enterprises. Several fruits also thrived in the valley, such as apples, grapes, and peaches, which resulted in the planting of orchards, particularly along the western slope of South Mountain (Williams 1906:18). At first, Baltimore was the chief trading post for the region until the rise of Hagerstown as an important distribution center for both Washington County and the Valley of Virginia (Williams 1906:13). These products were transported to market via the county's nine turnpikes and the Chesapeake and Ohio Canal (Williams 1906:18).

During the nineteenth century, the traditional staple crops of wheat and corn were joined by tobacco, flax, and hemp (Williams 1906:93). Tobacco was raised in small quantities for a time until it was eventually abandoned because it was too difficult to transport to market (Williams 1906:374). Wheat remained the principal crop because the fertile limestone land of the valley was well adapted to its growth, though it took time to harvest due to the use of sickles and threshing with a flail or by spreading the grain in a circle on the ground and trodden out by horses (Williams 1906:93, 374). These methods remained in use until approximately 1820 when the first threshing machines were introduced (Williams 1906:93). The abundant water sources of the county also provided a large amount of water power necessary for the conversion of wheat into flour, as well as for other industries (Scharf and Long 1995:981; Williams 1906:374).

In addition to selling crops to market, the county also found other uses for the products it produced on its farms. All clothing and linen manufacturing was done at home during the early nineteenth century. Wool was spun and carded at home, and there were numerous dyeing and fulling mills throughout the county that could take the carded wool and dye it (Williams 1906:93). Farmers found a market for their hemp at local rope walks in Hagerstown, and whiskey manufacturing became a large industry in the county in part because of the excess corn that was distilled to make the whiskey (Williams 1906:94, 374). The development of numerous railroad lines throughout the mid-Atlantic in the mid-1800s influenced the products produced by farmers and made it possible to ship even perishable crops out of the local area (Lanier and Herman 1997:178-179). A well-developed system of turnpikes and railroads in the county provided transportation for these crops and products out of the local areas and throughout the state and country.

Around 1849, the people of the county became engaged in improving the farming methods that were used at the time. In 1848, Samuel H. Little of Hagerstown invented a grain separator, which it was claimed could thresh and clean 200 bushels of wheat a day to have ready for the mill. This was the first attempt in the county to thresh and clean grain in a single operation. From 1847 to 1849, Grain Drills or "Drillers" were brought into use throughout the county. The first ones were made in Hagerstown by Watkins and Heyser and sold for about \$60 each (Williams 1906:256).

Though not greatly dependent on slave power, the county did participate in slavery prior to the Civil War. In 1820, slaves comprised one-eighth of the total population, which was the largest number of slaves in any census of the county. This number gradually declined in the years leading up to the war. By 1860, the number of free blacks in the county outnumbered the number of slaves, which shows a disappearance in the institution of slavery in the area (Williams 1906:457).

The Civil War brought a stop to any further improvements in both agriculture and transportation. During the war, the county was overrun by armies and its crops were used to feed them (Williams 1906:303). A military camp was established at Hagerstown, and the existence of the Chesapeake and Ohio Canal as a vital artery of trade for the Union resulted in the encampment of several other soldiers within the county (Williams 1906:311-312).

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 6

WA-II-193

By the end of the Civil War, the residents of Washington County were greatly impoverished and it took decades for them to recover. One to two thousand of its men had gone to war and did not return, 1,500 slaves were freed, crops were destroyed, and animals were carried off. The local currency fluctuated, and farmers were forced to mortgage their lands in order to pay for horses and cattle (Williams 1906:367).

Though recovery was slow, the county began to thrive again with the development of several new railroads and the diversification of its agriculture. The Baltimore and Ohio Railroad completed its Washington County Branch from Hagerstown to Weverton, which provided transportation for a large, fertile section of the county that had no access to markets at the time except by wagons along roads in poor condition (Scharf and Lone 1995:981; Williams 1906:278, 401). The Shenandoah Valley Railroad to Hagerstown was completed in 1880, which gave access to the abundant timber of the Valley of Virginia (Williams 1906:371). The people of the county also urged the construction of a road through western Maryland to Baltimore. The northeastern portion of the county was without any transportation facilities and the people wanted an extension of the Western Maryland Railroad through Hagerstown on its way to Williamsport and the Chesapeake and Ohio Canal, which was completed in 1872 (Williams 1906:402-403). By the late nineteenth century, the county had numerous transportation options which all converged on centrally-located Hagerstown and therefore contributed to the local business activities and wealth of the region (Scharf and Long 1995:994).

Economic setbacks such as the rise of Midwestern and western wheat cultivation affected local prosperity and resulted in the cultivation of more diverse crops such as fruits, vegetables, and grains. The end of the nineteenth century also saw an increase in the cultivation of more perishable crops, which required rapid transport to market (Lanier and Herman 1997: 178-179). Washington County was able to adapt and ranked as one of the most flourishing counties in Maryland during the 1880s. Agriculture continued to be improved using the latest scientific methods. Agricultural products during this time included buckwheat, Indian corn, oats, rye, wheat, hay, potatoes, wool, livestock, butter, honey, and tobacco. In the production of wheat, the county was far above any other in the state, producing an average of 25 $\frac{3}{4}$ bushels per acre while the average yield elsewhere was approximately 14 $\frac{1}{2}$ bushels (Scharf and Long 1995: 975, 981). Livestock was also improved by introducing foreign breeds, and the abundance of clover and other grasses aided in the production of dairy products (Scharf and Long 1995:981).

During the early twentieth century, the use of engine-driven tractors and trucks, the electrification of rural areas, and the increased importance of hygienic standards affected the agricultural industry (Lanier and Herman 1997:179). Truck farming also expanded throughout the country during this time.

By the early twenty-first century, a total of 293,223 acres were being used as farmland in Washington County and it was recognized as a growing business center (Maryland Agricultural Statistics Service n.d.a.). The county continued to cultivate historically grown crops such as corn, wheat, and oats. In 2001, Washington County was at the heart of the fruit industry in Maryland, with apples and peaches the main staple. Dairying was the principle livestock enterprise, and cereal grains continued to be chief agricultural products (Maryland Agricultural Statistics Service n.d.a.). In 2002, the county ranked first in the number of farms cultivating corn for silage and barley for grain, as well as the number of farms engaged in dairy production. The county also ranked second in the number of farms with land for orchards and third for farms cultivating corn for grain (Maryland Agricultural Statistics Service n.d.b.).

Evaluation

The Krotzer Home Farm was evaluated for significance and integrity as required in the National Register Criteria for Evaluation (36 CFR 60.4 [a-d]). The physical dwelling and outbuildings were evaluated, and archival research was analyzed in order to identify the historic contexts appropriate for this property. The resources were assessed individually and collectively within the themes of Washington County's architectural and agricultural history for the period of circa 1800 to circa 1950. These dates reflect the periods of construction associated with the property buildings.

The property was evaluated under Criterion A for its association with events that made an important impact on the broad patterns of local agricultural history. The farm has a long history of being owner occupied, and it spans three major periods of agricultural development in Washington County.

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 7

WA-II-193

The agricultural industry of Washington County during the eighteenth and early nineteenth centuries focused on cereal and grass farming, as well as livestock and fruit cultivation. The economic instability brought about by the Civil War forced the county farmers to diversify, and the post-Civil War era saw an increase in railroads and truck farming. The Krotzer Home Farm has historically been engaged in the cultivation of corn and wheat, and other crops have been introduced as necessary. No archival records could be found relating to the occupation of the Krotzer family on the farm, but the name on an 1859 map confirms their residence.

The farm complex consists of an early nineteenth century dwelling and springhouse, as well as a number of other outbuildings constructed from the late nineteenth century to the 1950s. The bank barn exhibits a modified closed forebay and is not a unique example of building practices within the local agricultural context. The remaining outbuildings are generally wood-frame or brick constructed from the late-nineteenth to the mid-twentieth centuries. These buildings are typical of those associated with crop and livestock farming and the daily operation of the household. The property was settled and cultivated for agricultural purposes as early as the turn of the nineteenth century and continues to perform an agricultural function today. Washington County was shaped by agriculture, which continues to be an important industry, and the Krotzer farm functions as a part of that industry. Therefore, since the farmland is still used for crops and cattle during a time when agricultural land is being subdivided and developed and has been for almost 200 years, the property is eligible under Criterion A for its association with the local agricultural history of the county.

Although the property has long been identified with the Krotzer family, little biographical information is available in the archival record on the family. The name is only referenced in association with the property in deeds and maps, and the Krotzer family is not known to be associated with any significant events in local, regional, or national history. Additionally, the Funk family, who owned the property from 1872 to 1957, is not known to be of any significant importance. Local histories identify George and William E. Funk as farmers and locally active members of society, but no other details are given regarding their contributions to local or regional history. The twentieth century owners, the Papas, were not identified in the census records. Archival research failed to identify significant associations for any of the property owners (Criterion B).

The buildings of the Krotzer Home Farm were evaluated for their representation of distinct or unique types, periods, or methods of construction (Criterion C). These buildings are representative of the building traditions brought to the area by migrating Pennsylvania Germans throughout the nineteenth century. The dwelling and springhouse, constructed in the early nineteenth century, represent a grouping of period buildings that have undergone relatively few alterations and are in excellent condition today.

In addition to the dwelling and springhouse, the farm complex and individual buildings also remain fairly unchanged from the time of their original construction. Two periods of construction are present. These include the late-nineteenth to early-twentieth century construction of the bank barn, wagon shed, corn crib, and out kitchen, and the construction of the pigeon coop and garage during the 1960s. The bank barn has been slightly modified with the partial enclosure of the forebay and two one-story additions on either gable end. However, these alterations do not detract from the overall feeling of the barn or the property as a whole.

The farm complex is significant as a complete group of period buildings maintained with relatively few alterations and in excellent condition.

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 8

WA-II-193

Works Cited

Dickey, Paula Stoner

- 1978 "Krotzer "Home Farm", Washington County, Maryland (WA-II-193)." Maryland Inventory of Historic Properties Form prepared for Washington County Historical Sites Survey, Hagerstown, Maryland.

Lake, Griffing & Stevenson

- 1877 *Illustrated Atlas of Washington County, Maryland.* H.J. Toudy, Hagerstown, Maryland.

Lane, Mills

- 1991 *Architecture of the Old South, Maryland.* Beehive Press and Abbeville Press, Inc., New York, New York.

Lanier, Gabrielle M., and Bernard L. Herman

- 1997 *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes.* The Johns Hopkins University Press, Baltimore, Maryland.

Maryland Agricultural Statistics Service

- n.d.a. "2002 Census of Agriculture – Washington County," available at http://www.nass.usda.gov/Census/Pull_Data_Census. Visited on 13 June 2008.
n.d.b. "Washington County 2001 Agricultural Profile," available at <http://www.nass.usda.gov/md/washington.pdf>. Visited on 13 June 2008.

McAlester, Virginia, and Lee McAlester

- 2004 *A Field Guide to American Houses.* Alfred A. Knopf, New York, New York.

Papa, Christopher

- 2008 Interview by author. Hagerstown, Maryland.

Pennsylvania Historical & Museum Commission

- n.d.f. "Corn Crib." Electronic Document. Available at <http://www.phmc.state.pa.us/bhp/Agricultural/Context/FieldGuide/Outbuilding/corncri.asp>. Viewed on 10 June 2008.
n.d.a. "Four over Four." Electronic Document. Available at <http://www.phmc.state.pa.us/bhp/Agricultural/Context/FieldGuide/Farmhouse/Four%20over%20Four.asp>. Viewed on 10 June 2008.
n.d.e. "Pennsylvania Barn." Electronic Document. Available at <http://www.phmc.state.pa.us/bhp/Agricultural/Context/FieldGuide/pabarn.asp>. Viewed on 10 June 2008.
n.d.c. "Smoke House." Electronic Document. Available at <http://www.phmc.state.pa.us/bhp/Agricultural/Context/FieldGuide/Outbuilding/Smokehouse.asp>. Viewed on 10 June 2008.
n.d.d. "Spring House." Electronic Document. Available at <http://www.phmc.state.pa.us/bhp/Agricultural/Context/FieldGuide/Outbuilding/Springhouse.asp>. Viewed on 10 June 2008.
n.d.b. "Summer Kitchen." Electronic Document. Available at <http://www.phmc.state.pa.us/bhp/Agricultural/Context/FieldGuide/Outbuilding/summerkitchen.asp>. Viewed on 10 June 2008.

Scharf, J. Thomas, and Helen Long

- 1995 *History of Western Maryland: Being a History of Frederick, Montgomery, Carroll, Washington, Allegany, and Garrett Counties from the Earliest Period to the Present Day: Including Biographical Sketches of their Representative Men.* Clearfield Company and Family Line Publications, Baltimore, Maryland. Originally Published in Philadelphia, 1882.

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 9

WA-II-193

Taggart, William

1859 *Washington County Plat Map.* Charles DeSilver, Philadelphia, PA.

United States Census

1860-1930 Population

Washington County Equity Record

Washington County Wills

Williams, Thomas J.C.

1906 *History of Washington County, Maryland: From the Earliest Settlements to the Present Time, Including a History of Hagerstown.* J.M. Runk & L.R. Titsworth, Hagerstown, Maryland.

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 10

WA-II-193

Photo Log

Photos Taken: 13 August 2008

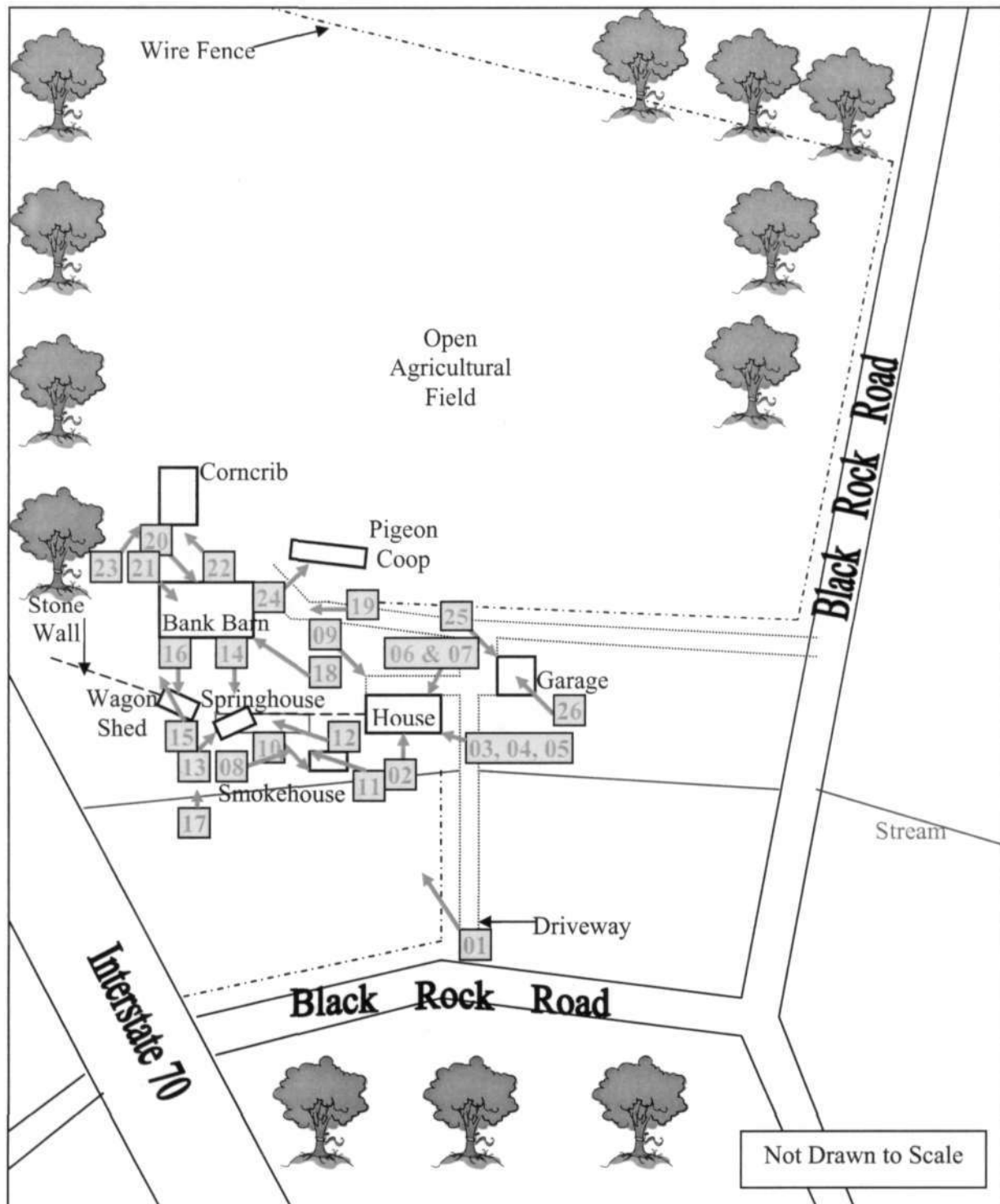
Photos Taken By: S. Farley

1. View looking northwest at the farm complex
2. View looking north at the south elevation of the dwelling
- ~~3. View looking west/northwest at the south and east elevations of the dwelling~~
- ~~4.3~~ View looking west/northwest at the south and east elevations of the dwelling
- ~~5. View looking west/northwest at the south and east elevations of the dwelling~~
- ~~6.4~~ View looking southwest at the east and north elevations of the dwelling
- ~~7. View looking southwest at the east and north elevations of the dwelling~~
- ~~8.5~~ View looking east/northeast at the west and south elevations of the dwelling
- ~~9. View looking southeast at the north and west elevations of the dwelling~~
- ~~10.6~~ View looking southeast at the north and west elevations of the smokehouse/out kitchen
- ~~11.7~~ View looking west/northwest at the south and east elevations of the smokehouse/out kitchen
- ~~12.8~~ View looking west/northwest at the south and east elevations of the springhouse
- ~~13.9~~ View looking northeast at the west and south elevations of the springhouse
- ~~14.10~~ View looking south at the east and north elevations of the springhouse
- ~~15.11~~ View looking north/northwest at the south and east elevations of the wagon shed
- ~~16.12~~ View looking south at the north and west elevations of the wagon shed
- ~~17.13~~ View looking north at the south elevation of the bank barn
- ~~18. View looking northwest at the south and east elevations of the bank barn~~
- ~~19.14~~ View looking west at the east elevation of the bank barn
- ~~20. View looking southeast at the north elevation of the bank barn~~
- ~~21.15~~ View looking southeast at the north and west elevations of the bank barn
- ~~22. View looking northwest at the south (front) and east elevations of the cornerib~~
- ~~23.16~~ View looking northeast at the west and south (front) elevations of the cornerib
- ~~24.17~~ View looking northeast at the west and south (front) elevations of the pigeon coop
- ~~25.18~~ View looking southeast at the north and west (front) elevations of the garage
- ~~26.19~~ View looking northwest at the south and east (rear) elevations of the garage

Melanie Ihle, Architectural
Historian, EBI Consulting
6876 Susquehanna Trail South
York, PA 17403

Prepared by:

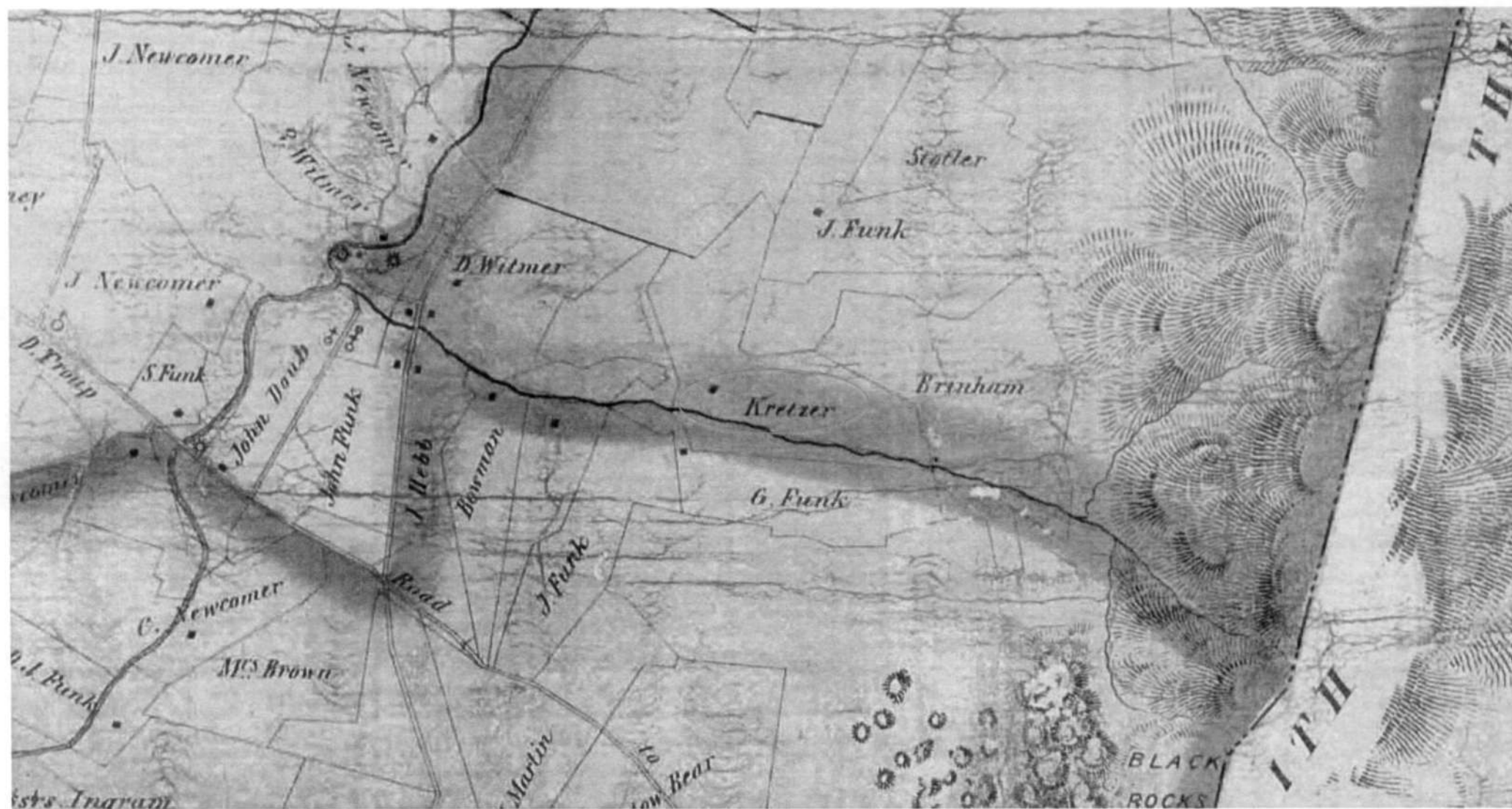
Date Prepared: 7/2/2008



Site Sketch & Photo Location Map

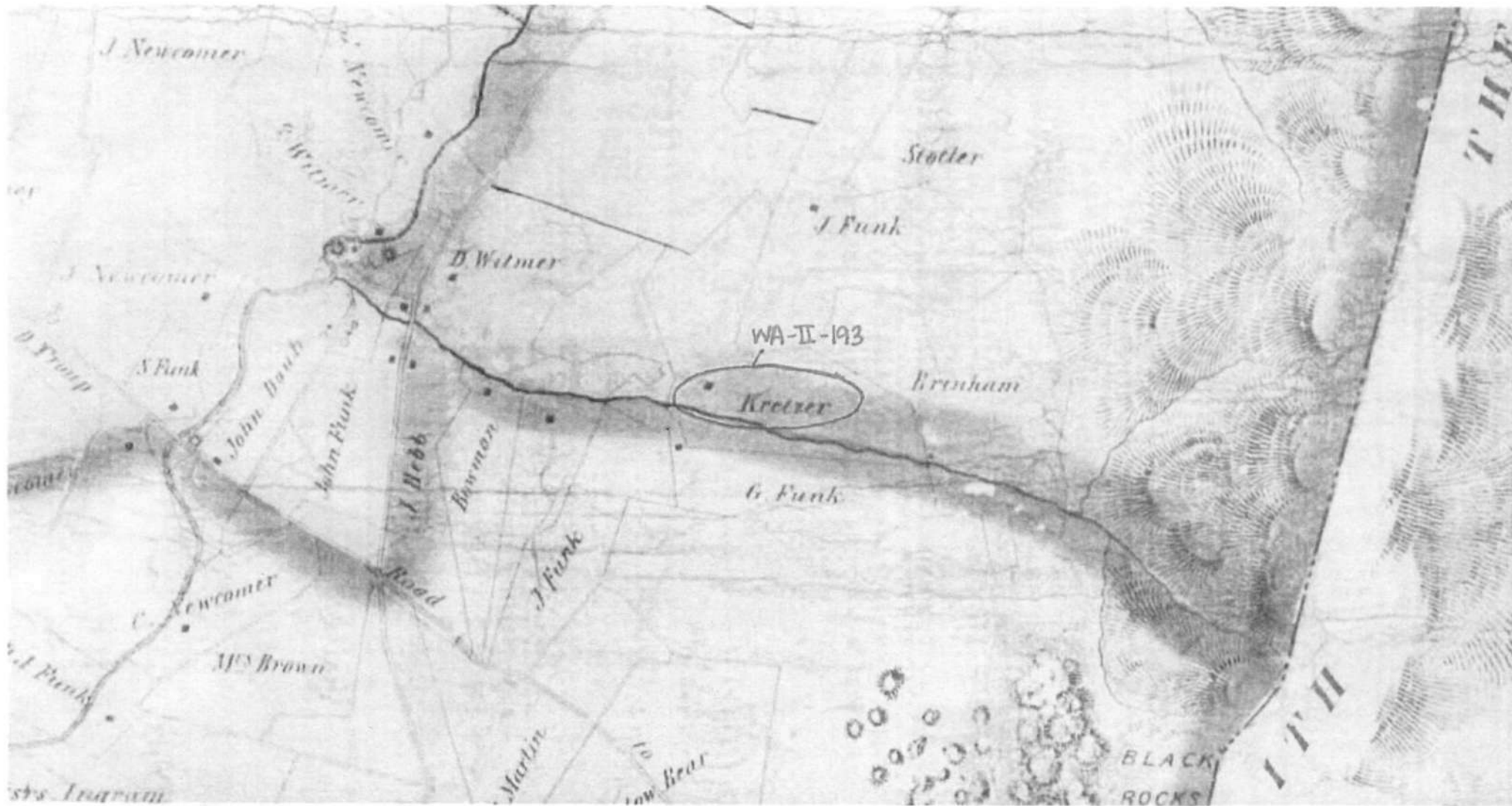
WA-II-193, Krotzer Home Farm
21228 Black Rock Road
Hagerstown, MD 21740
Washington County
Prepared by: EBI Consulting, July 2008



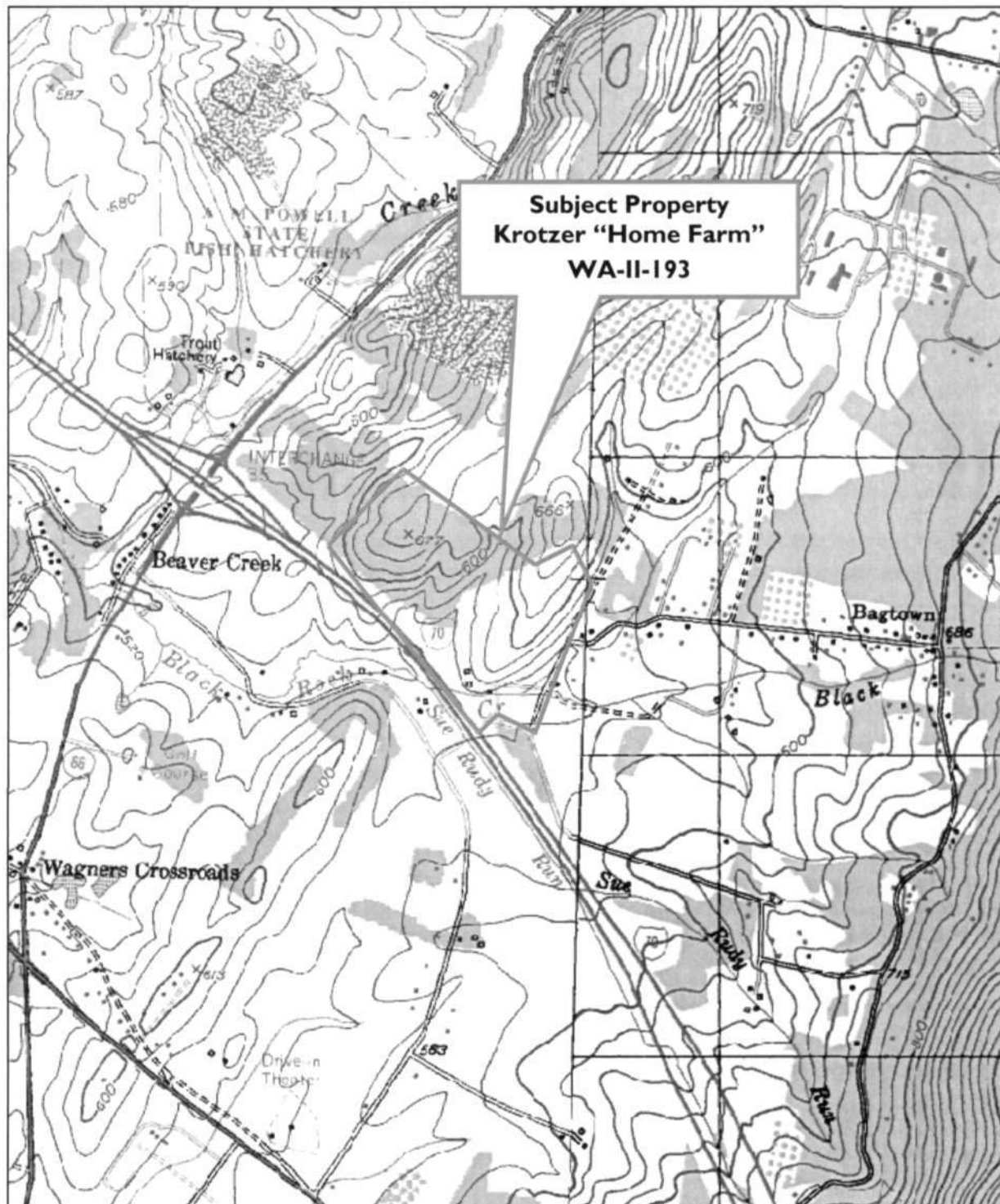


WA-II-193

WA-II-193, Krotzer Home Farm
21228 Black Rock Rd
Hagerstown, MD 21740
Washington County
Washington County Plat Map







Portions of the Funkstown (1982), MD and Myersville (1994), MD
USGS 7.5 x 15 Minute Quadrangles Scale 1:50,000

WA-II-193, Krotzer "Home Farm"
21228 Black Rock Road
Hagerstown, MD 21740
Washington County





WA-II-193, Krotzer Home Farm
Washington County, MD

Photo by Sarah Farley, Architectural Historian
Consulting, August 12, 2008

Location of Negative: MD SHPO

View looking northwest at the farm complex

Photo #1 of 19



WA-II-193. Krotzer Home Farm

Washington County, Ind.

Photo by Sarah Farley, Arch + Ecological Services, Inc. BI Consulting.
August 13, 2008

Location of Negative: 1.12 SHFD

Copyright © 2008 Sarah Farley
Printed 1/28/08 at 11:00 AM

View looking north at the south elevation of the dwelling

Photo # 2 of 19



WA-II-193, Krotzer Home Farm
Washington County, MD

Photo by Sarah Carley, Architectural Historian with EBI
Consulting, August 13, 2008

Location of Negative: MD SHPO

View looking west/northwest at the south and east
elevations of the dwelling

View looking west/northwest at the south and east
elevations of the dwelling

Photo # 3 of 19



WA-II-193, Krotzer Home Farm

Washington County, MD

Photo by Sarah Farley, Architectural Historian with SEI
Consulting, August 13, 2008

Location of Negative: MD SHPO

View looking southwest at the east and north elevations
of the dwelling

Photo # 4 of 19



WA-II-193, Krotzer Home Farm

Washington County, MD

Photo by Sarah Farley, Architectural Historian with EBI
Consulting, August 13, 2008

Location of Negative: MD SHPO

View looking east/northeast at the west and south elevations
of the dwelling

Photo # 5 of 19



WA-II-193, Krotzer Home Farm
Washington County, MD

Photo by Sarah Failey, Architectural Historian with EBI Consulting
August 13, 2008

Location of Negative: MD JHP0

View looking southeast at the north and west elevations of
the smokehouse/out kitchen

Photo # 6 of 19.



WA-II-193, Krotzer Home Farm
Washington County, MD

Photo by Sarah Fairley, Architectural Historian with EBI
Consulting, August 13, 2008

Location of Negative: MD SHPO

view looking west/northwest at the south and east
elevations of the smokehouse/out kitchen

Photo # 7 of 19



WA-II-193, Krotzer Home Farm

Washington County, MD

Photo by Sarah Farley, Architectural Historian with EBI Consulting
August 13, 2008

Location of Negative: MD SHPO

Photo # 8 of 19
View looking west/northwest at the south and east elevations
of the Springhouse

Photo # 8 of 19



WA-II-193, Krotzer Home Farm
Washington County, MD

Photo by Sarah Farley, Architectural Historian with EEI
Consulting, August 13, 2008

Location of Negative: MD SHPO

2008-08-13 10:00 AM
Krotzer Home Farm

View looking northeast at the west and south elevations of
the springhouse

Photo # 9 of 19



WA-II-193, Krotzer Home Farm
Washington County, MD

Photo by Sarah Farley, Architectural Historian with EBI Consulting
August 13, 2008

Location of Negative: MD SHPO

negative number 19

View looking south at the east and north elevations of the
springhouse

Photo # 10 of 19



WA-II-193, Krotzer Home Farm
Washington County, MD

Photo by Sarah Farley, Architectural Historian with ERI
Consulting, August 13, 2008

Location of Negative: MD SHPO

View looking north/northwest at the south and east
elevations of the wagon shed

Photo #11 of 19



WA-II-193, Krotzer Home Farm

Washington County, MD

Photo by Sarah Torrey, Architectural Historian with FBI Consulting,
August 13, 2008

Location of Negative: MD SHPO

Photo # 12 of 19
View looking south at the north and west elevations of the
wagon shed

View looking south at the north and west elevations of the
wagon shed

Photo # 12 of 19



WA-II-193, Krotzer Home Farm

Washington County, MD

Photo by Sarah Farley, Architectural Historian and EBI Consulting
August 13, 2008

Location of Negative: MD SHPO

view looking north at the south elevation of the bank barn

Photo # 13 of 19



WA-II-193, Krotzer Home Farm

Washington County, MD

Photo by Sarah Farley, Architectural Historian with ERI
Consulting, August 13, 2008

Location of Negative: MD SHPO

View looking west at the east elevation of the bank barn

View looking west at the east elevation of the bank barn

Photo # 14 of 19



WA-II-193, Krotzer Home Farm

Washington County, MD

Photo by Sarah Farley, Architectural Historian with EEI Consulting,
August 13, 2008

Location of Negative: MD 24FO

View looking southeast at the north and west elevations of
the bank barn

Photo # 15 of 19.



WA-II-193, Krotzer Home Farm

Washington County, MD

Photo by Sarah Farley, Architectural Historian with EBI
Consulting, August 13, 2008

Location of Negative: MD SHPO

View looking northeast at the west and south (front)
elevations of the Corncrib

Photo # 16 of 19



WA-II-193, Krotzer Home Farm
Washington County, MD

Photo by Sarah Farley, Architectural Historian with EBI
Consulting, August 13, 2008

Location of Negative: MD SHPO

View looking northeast at the west and south (front)
elevations of the pigeon coop

Photo # 17 of 19



WA-II-193, Krotzer Home Farm

Washington County, MD

Photo by Sarah Farley, Architectural Historian with EBI
Consulting, August 13, 2008

Location of Negative: MD SHPO

View looking southeast at the north and west (front)
elevations of the garage

View looking southeast at the north and west (front)
elevations of the garage

Photo # 18 of 19



WA-II-193, Krotzer Home Farm

Washington County, MD

Photo by Sarah Farley, Architectural Historian with EBI
Consulting, August 13, 2008

Location of Negative: MD SHPO

View looking northwest at the south and east (rear)
elevations of the garage

Photo # 19 of 19

NR Eligible: yes ☒ no

Date _____

200801903

houses have been constructed on these properties.

The farm complex consists of the two-and-one-half-story stone house; two-story stone spring house; frame and stone bank barn, frame smoke house, shed, and chicken house, and concrete masonry unit (CMU) garage. The two-story spring house is set on a hillside north of a small race of Black Rock Run. An approximately two-foot deep rectangular pool framed with a stone wall extends to the south and east of the spring house. An approximately four-foot tall stone retaining wall runs east from the spring house to the main house, which is also set in the hillside. The main branch of Black Rock Run flows west through the property, just south of the smoke house, which is situated southeast of the spring house and southwest of the main house. The garage is located to the northeast of the main house. The driveway, leading north from Black Rock Road and crossing over Black Rock Run, turns to the east past the garage and leads up the hill to the bank barn and chicken house. A frame shed is set diagonally on the hillside to the northwest of the springhouse, midway up the hill towards the bank barn.

The two-story, two-bay, gable-roofed, limestone spring house has a standing seam metal roof and brick stove chimney on the north side. The wide open doorway at the south side provides a view into the interior of the first level; an interior stone wall at the northeast corner creates a five-sided room. No date is visible on the date tablet referenced in the original MIHP form, but it is probable that the spring house also dates to the early nineteenth century and possibly predates the existing house. Windows in the attic level of the east and west gables have arched openings.

The two-and-one-half-story, four-bay, gable-roof limestone house has four entrances: two on the north side in the middle two bays; one on the south side basement level in the second bay from the west; and one on the south side first floor in the second bay from the east. The south, two level porch has a shed roof and is supported by frame posts extending from a concrete pad. The north single level porch also has a shed roof, frame posts, and a concrete pad foundation. Interior gable end brick chimneys are at the east and west sides of the house. The windows on the two main levels are nine-over-six double-hung wood sash. The basement level windows include three six-over-six sash, one three-over-three sash, and one small fixed square, mostly occupied by a dryer vent. The east gable end attic window is four-over-four sash, and the west gable end attic window is one-over-one sash.

The frame gable-roofed smoke house is one-and-one-half stories tall, two bays wide, and clad in German siding; it has a massive stone chimney at the south end with a brick flue resting on top. It has board and batten doors and wooded sash on the north and south sides, and a small square window in the gable end of the west side, flanking the chimney. The cantilevered roof, covered in standing seam metal, extends significantly beyond the north and south walls of the smoke house. A one-story addition to the north end is brick, covered in plaster. It has a door on the north side. In the gable of the east end of the addition are five rectangular openings that form a vent.

The frame shed to the west of the spring house is has a gable roof covered in standing seam metal roof and is clad in vertical wood siding. A stone wall west runs from the west side of the shed, and metal gate creates a fence between the shed and the spring house.

The bank barn, located at the top of the hill, has a gable roof clad in standing seam metal. The barn walls are clad in vertical wood siding. The foundation is stone, and painted concrete masonry unit walls have enclosed three-quarters of the the original cantilevered opening on the south side of the barn. A single-story gable-roofed addition has been added to the east gable end, and a single-story gable-roofed addition has been added to the west gable end.

A seven-bay frame chicken house is located to the northeast of the bank barn, northwest of the spring house. It has German siding and a low-pitched saltbox roof. The chicken house represents the most recent agricultural building on the property.

The concrete masonry unit (CMU) garage, located the northeast of the house, has a gable roof the ridge of which runs north-south,

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date

and two vehicle bays on its west side. The south façade has a four-light fixed metal window on the main level and a nine-light fixed wood window in the gable end. The attic level is clad with asbestos siding. The garage is built into a slight slope, and limestone has been used for retaining walls against the driveway and the garage.

As stated above, the changes since 1978 are minimal, limited to changes in roof material and fencing. Asphalt shingles replace the sheet metal as cladding for the roof of the house. The other structures retain standing seam metal roofs. The cross rail fence forming the south boundary of the yard has been removed. The cross rail fence running along the top of the retaining wall between the house and the spring house has been replaced with an open rail fence.

Statement of Significance

The Krotzer Home Farm retains a high level of integrity of location, design, materials, workmanship, feeling, and association. The c. 1966 construction of Interstate 70 significantly impacted the setting of the farm through direct effects of loss of property, as well as indirect visual, audible, and atmospheric effects. However, the strengths of the remaining elements of integrity counteract the negative impacts to the setting caused by Interstate 70. The Krotzer Home Farm is eligible for listing in the National Register of Historic Places (NRHP) under Criterion C as an example of German vernacular housing important to this region of Maryland that exhibits some elements of English acculturation. In addition, the arrangement of the original farm buildings on the landscape illustrates the requirements of subsistence farming, while the addition later buildings illustrate the shifts towards specialization that has allowed the continued use of the farmstead from the early nineteenth century to the present day.

Early German Americans built houses with significant storage areas; the construction into the hillside next to a spring allowed the first level to stay cool for storage. Houses of four bays in width are also typical of early German American vernacular building, often resulting in symmetry in the placement of the front door, as in the south side of the Krotzer house. The transom above this door seems to indicate the importance of this entrance above any other, but it is possible that the transom was a later alteration. The four-bay German style also often exhibits two front doors, as the Krotzer house exhibits on the north side. Other houses in central and Western Maryland with documented German associations are built into hillsides and oriented so that the front is on the uphill side. The ambiguity of the orientation of the house reacts against the clear orientation and symmetry of the Georgian houses built by those of English origins. The windows of the house, while mostly nine-over-six in Federal style, are not symmetrical, especially on the gable ends of the house; a window on the north side of the house reflects the placement of a stair landing, halfway between stories and failing to line up with other openings. English houses of the time would not have had such an opening on the front of the house. The attic level windows and their placement directly below brick chimneys in running bond suggest that the chimneys were added later in attempt to add some symmetry to the house. With its asymmetrical window arrangements and door placements, in combination with symmetrical fireplaces and a front door with a transom light, the house exhibits the influence of English building traditions and fashion, as the Pennsylvania Germans became acculturated (1).

Being laid in limestone, the Krotzer house, springhouse, bank barn foundation, and various stone retaining walls exhibit skilled masonry workmanship that is rarely found today. The fieldstone is native, and properties like the Krotzer Home Farm create a sense of the Cumberland Valley built heritage, as the early German settlers from Pennsylvania used the materials available to carve out farmsteads and establish permanent homes that reflected their success in farming.

The arrangement of the house and outbuildings responds to natural topographic features, as the best fields were left for cultivation, while the rocky hillside was utilized for locating buildings. As time passed, newer barns and other structures were built farther from the main house, first signifying the specification of domestic and agricultural spaces and then signifying the specialization of agricultural practice, as shown by the twentieth-century chicken house and the rehabilitation of the bank barn to incorporate additional space for chickens.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

The property is not associated with the lives of persons significant in our past that would qualify it as eligible for listing under Criterion B. Research has not found the property to be representative of the significant contributions and accomplishments of specific individuals that have played a significant role within a defined area of American history. The farm's original owners are unknown, but its earliest known owners are the Krotzer family, also known as the Kratzer or Kretzer family. In 1872, George Funk acquired the property. Funk is a common surname in Washington County, and according to "A History of Washington County, Maryland," George C. Funk owned four farms in the Beaver Creek area, and the year after he purchased this farm from , his son William E. Funk and his newly wed wife Catharine Virginia Funk began their housekeeping at "the old Kratzer place." William and Catharine purchased the farm from his father in 1880, although they only continued to live there until 1887 upon the death of George Funk when they moved to the house (also on Black Rock Road) where George had lived. (2) The Funk and the Krotzer families were both members of the Beaver Creek Christian Church. (3) This information fails to establish the property with lives of significant persons.

Research has not indicated that the property is associated with events that have made significant contribution to the broad patterns of our history; thus it is not eligible for listing under Criterion A.

The property has not been evaluated under Criterion D.

(1) Ed Chapell, "Acculturation in the Shenandoah Valley: Rhenish Houses of the Massanutten Settlement," in Dell Upton and John Michael Vlach, eds., Common Places: Readings in American Vernacular Architecture, (Athens: University of Georgia Press, 1986) pp. 27-56.

(2) Thomas J.C. Williams, ""A History of Washington County, Maryland: From the earliest settlements to the present time." (1906, Reprint Baltimore: Clearfield Company, Inc., 1992) p. 996.

(3) Williams, p. 472.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

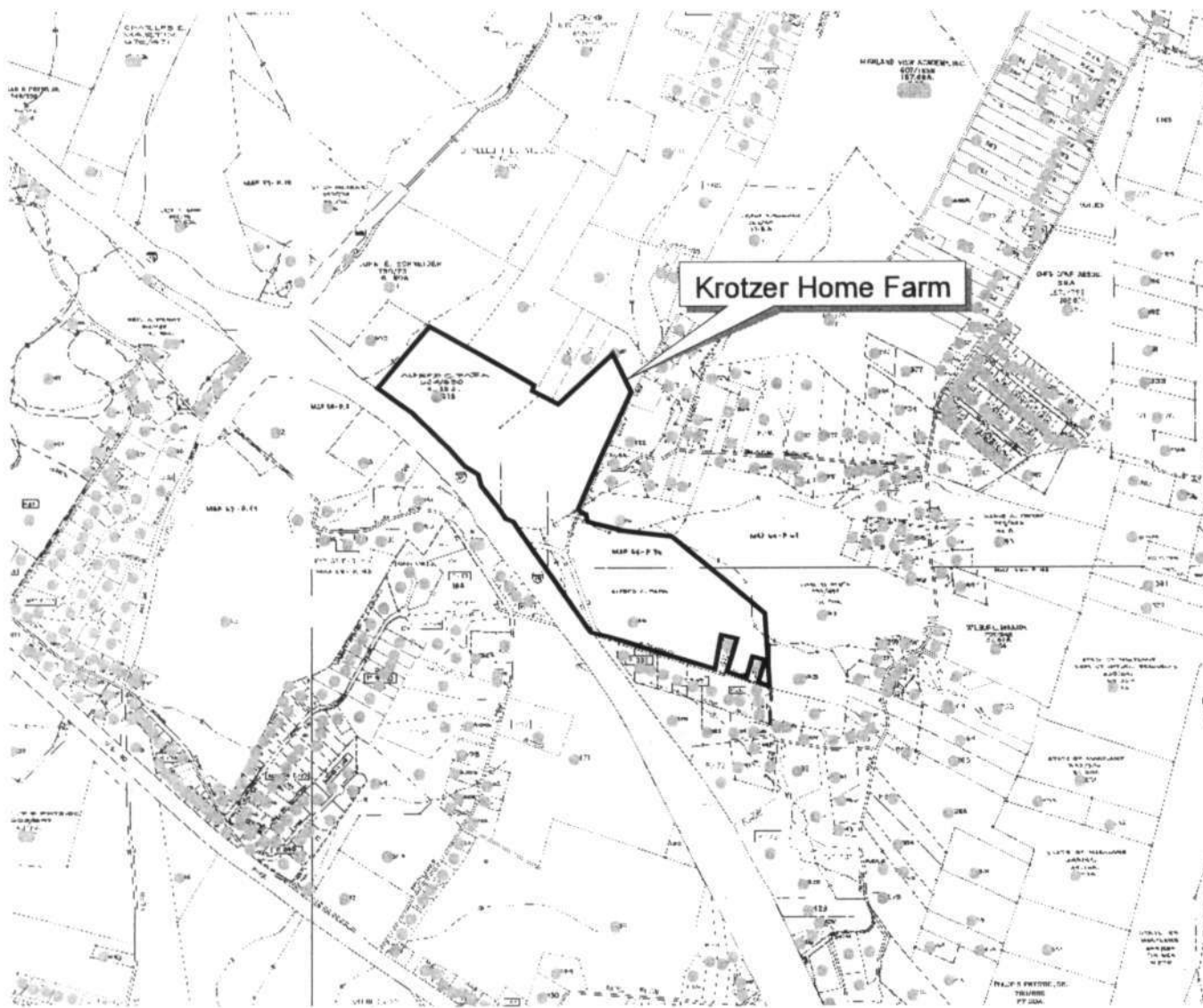
Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date

SHA - Washington



Krotzer Home Farm (WA-II-0193)
21228 Black Road Road

Funkstown Quad

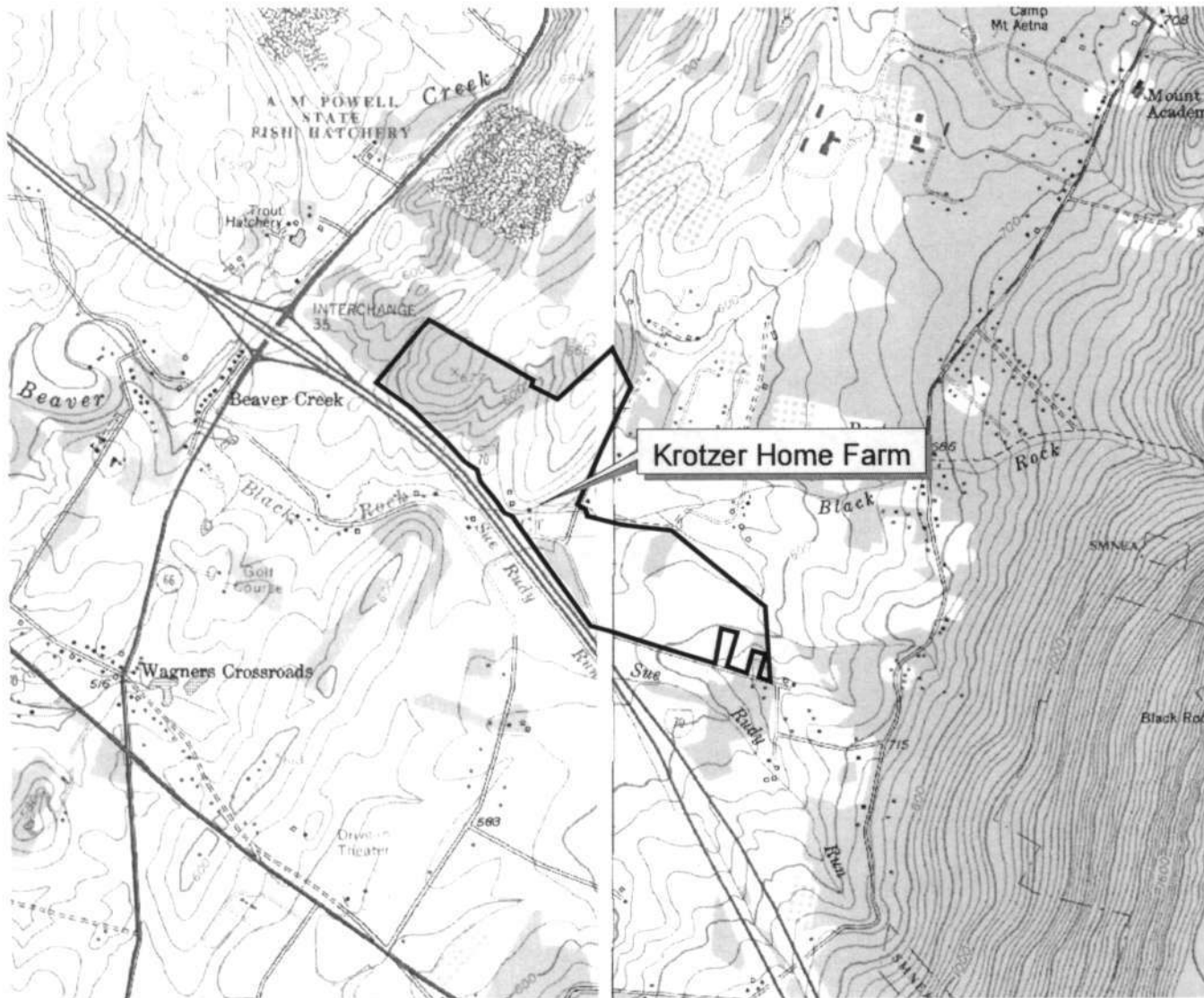
Wash2006.shp

County



0.9 0 0.9 1.8 Miles

SHA - Washington



Krotzer Home Farm (WA-II-193)
21228 Black Rock Road

Funkstown and Myersville Quads

 County



0.9 0 0.9 1.8 Miles



*Photos of Krotzer Home Farm (WA-II-0193), taken June 4, 2008.
Black and white photographs are being developed and will be submitted when available.*



View facing east towards house with spring house in background.



View facing southwest towards rear of house.

*Photos of Krotzer Home Farm (WA-II-6193), taken June 4, 2008.
Black and white photographs are being developed and will be submitted when available.*



View facing northwest from south side of house towards the spring house and bank barn.



View facing southeast towards smoke house.

*Photos of Krotzer Home Farm (WA-II-0193), taken June 4, 2008.
Black and white photographs are being developed and will be submitted when available.*



View facing east towards house, with spring house pond in foreground.

Photos of Krotzer Home Farm (WA-II-0193), taken June 4, 2008.
Black and white photographs are being developed and will be submitted when available.



View facing north towards shed and bank barn. The spring house and chicken house are located in the right side of the image.



View facing northeast towards garage, located east of house.



MIAP # WA-II-193

Krotzer Home Farm

Washington Co., MD

Rebecca Crew

4 June 2008

MD SHPO (reg.)

View facing NW towards Springhouse + bank barn

1 of 16



MIHP# WA-II- 193

Krotzer Home Farm

Washington Co., MD

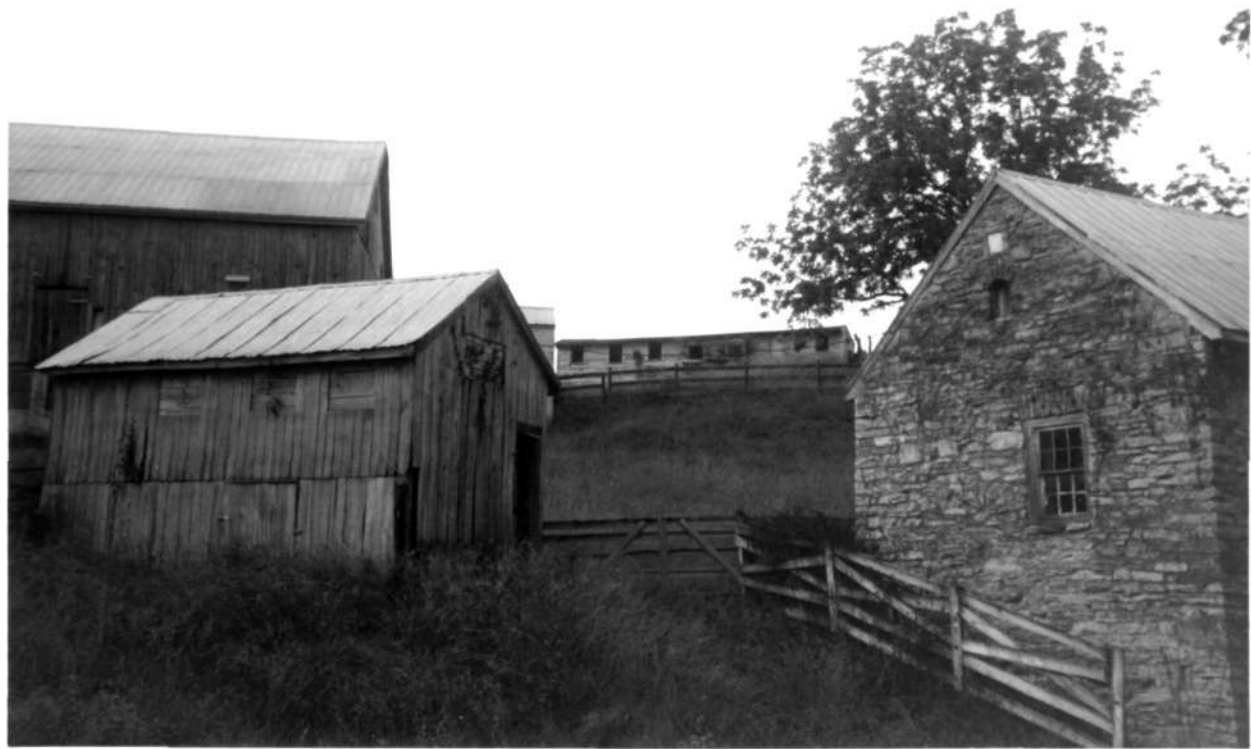
Rebecca Crew

4 June 2008

MD SHPD (neg.)

View facing NE towards Spring House

2 of 10



MIHP# WA-II- 193

Krotzer Home Farm

Washington Co, MD

Rebecca Crew

4 June 2008

MD SHPD (neg)

View facing N towards chicken house

3 of 10



MIHP# WA-II- 193

Krotzer Home Farm

Washington Co., MD

Rebecca Crew

4 June 2008

MD SHPD (neg.)

View facing north towards bank barn

4 of 10



MIHP #WA-II-193

Krotzer Home Farm

Washington Co., MD

Rebecca Crews

4 June 2008

MD SHPB (neg)

View facing NW towards house

5 of 10



MIHP# WA-II- 193

Krotzer Home Farm

Washington Co., MD

Rebecca Crew

4 June 2008

MD SHPD (neg.)

View facing E towards house

#6 of 10



MHP #WA-II- 193

Krotzer Home Farm

Washington Co., MD

Rebecca Crew

4 June 2008

MD SHPo (reg.)

View facing N towards Smoke house

7 of 10



MHP # WA-II- 193

Krotzer Home Farm

Washington Co., MD

Rebecca Chew

4 June 2008

MD SHPO (neg.)

View facing SE towards Smokehouse

8 of 10



MIHP # WA-II-193

Krotzer Home Farm

Washington Co., MD

Rebecca Crew

4 June 2008

MD SHPO (neg.)

View facing NE towards garage

9 of 10



MIHP # WA-II 193

Krotzer Home Farm

Washington Co. MD

Rebecca Crew

4 June 2008

MD SHPD (neg.)

View facing SW towards contemporary shed
in SHA right-of-way

10 of 10

ABSTRACT
WA-II-193
Krotzer "Home Farm"
Hagerstown Vicinity
private

Early 19th Century

This farm complex consists of a two and one half story stone house, a stone spring house, a frame bank barn and related domestic and agricultural outbuildings. Also present on the property is the site of what appears to have been a family cemetery with stones having German inscriptions. The house, although undated, shows evidence of having been built during the first quarter of the 19th century. The farmstead is significant as a complete group of period buildings maintained with relatively few alterations.

MARYLAND HISTORICAL TRUST

WA-II-193
District 16
Map 64
Parcel 36
MAGI # 2207775335

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Krotzer "Home Farm"

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Black Rock Road and Ridenour Roads

CITY, TOWN

CONGRESSIONAL DISTRICT

☒ VICINITY OF Hagerstown

6

STATE

Maryland

COUNTY

Washington

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH
PUBLIC ACQUISITION
☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☐ YES: RESTRICTED
☐ YES: UNRESTRICTED
☒ NO

PRESENT USE

☒ AGRICULTURE
☐ COMMERCIAL
☐ EDUCATIONAL
☐ ENTERTAINMENT
☐ GOVERNMENT
☐ INDUSTRIAL
☐ MILITARY
☐ MUSEUM
☐ PARK
☒ PRIVATE RESIDENCE
☐ RELIGIOUS
☐ SCIENTIFIC
☐ TRANSPORTATION
☐ OTHER**4 OWNER OF PROPERTY**

NAME

Alfred C. Papa

Telephone #:

STREET & NUMBER

Route # 1

CITY, TOWN

Hagerstown

VICINITY OF

STATE, zip code

Maryland 21740

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Washington County Court House

Liber #: 323

Folio #: 393

STREET & NUMBER

West Washington Street

CITY, TOWN

Hagerstown

STATE

Maryland 21740

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION**CONDITION**

☒ EXCELLENT
☐ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED \leq 50%

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This farm complex is located on the west side of Black Rock Road immediately north of I-70 southeast of Hagerstown near the foot of South Mountain in Washington County, Maryland. The buildings are situated on hilly limestone ground around a spring and face south.

The house is a two and one half story, four bay limestone structure built against a slope. Its cellar is fully exposed above ground level at the front elevation. Roughly coursed masonry is used with small squarish stones centered between larger rectangular blocks above most windows, suggesting keystones.

Windows have moderately wide frames with corner joints secured with wooden pins. At the main and second story levels, nine over six pane sashes are present with front elevation ground story and a rear stair well window having six over six sashes. Hinge pins for shutters remain in most frames. Small windows are also present in the gables and in the ground story of the east end wall.

The main entrance is located in the third bay from the west end of the front elevation. It is framed similarly to the windows and includes a narrow transom above the door. Another door is present in the ground story and two entrances are located in the rear or north wall.

Extending along most of the front elevation is a two story porch sheltering the ground and main stories. The shed roofed porch is supported by square posts and is enclosed at the upper level with a plain balustrade. A flight of steps at its east end gives access to the main level.

The roof of the house is sheathed with sheet metal and terminates with barge boards set directly against the end walls. Several courses of molding finish the eaves boxing.

Brick chimneys are located inside the end walls. Some cast elbow locks are said to remain on interior doors of the house.

Just west of the house is a large spring around which has been built a stone wall. Above part of the spring is a two story, one bay stone springhouse with a finished interior at the upper level. Openings in the springhouse have massive wide frames with pegged joints and trimmed with ovolo molding. High in the gables are small arched openings. In the west end this opening holds a date tablet.

Between the house and springhouse and to their south are two small domestic outbuildings, a brick structure, apparently a smoke house and an out kitchen or wash house which is a wooden building with an exterior stone and brick flue.

A frame bank barn stands behind the other buildings and to their west. It is trimmed with a Victorian period gingerbread barge board.

South of I-70 on the corner of Black Rock Road and Stottlemeyer Road is a cemetery site which had fieldstone markers, some of which were inscribed in German. Apparently many of the stones were removed during the construction of I-70.

This complex appears to be in excellent condition and stands on a tract containing 155.31 acres. CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

WA-II-193

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899 ^{early}	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This farm complex consists of a two and one half story stone house, a stone spring house, a frame bank barn and related domestic and agricultural outbuildings. Also present on the property is the site of what appears to have been a family cemetery with stones having German inscriptions. The house, although undated, shows evidence of having been built during the first quarter of the 19th century. The farmstead is significant as a complete group of period buildings maintained with relatively few alterations.

Deeds for this property were traced only as far back as the 1850's when it was referred to as the "Home Farm" of Joseph Krotzer. It was acquired in 1858 through equity court proceedings by Elizabeth Hoffman Witmer who was Joseph Krotzer's widow. (IN13/157). The farm remained in her family at least until 1872 when it was purchased by George Funk, who may also have been a relative. (IN15/7, WMCKK4/697). The farm was held by the Funk family until 1957 when it was purchased by the present owner.

It is not known who built the structures on this farm but research of other properties in the area has revealed that the Funk and Krotzer (Kretzer) families had considerable holdings in the immediate vicinity during the late 18th and 19th centuries.

CONTINUE ON SEPARATE SHEET IF NECESSARY

MAJOR BIBLIOGRAPHICAL REFERENCES

Washington County Land Records.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY 155.31 acres

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Paula Stoner Dickey, Consultant

ORGANIZATION

Washington County Historical Sites Survey

DATE

March 1978

STREET & NUMBER

County Office Building, 33 West Washington Street

TELEPHONE

791-3065

CITY OR TOWN

Hagerstown

STATE

Maryland 21740

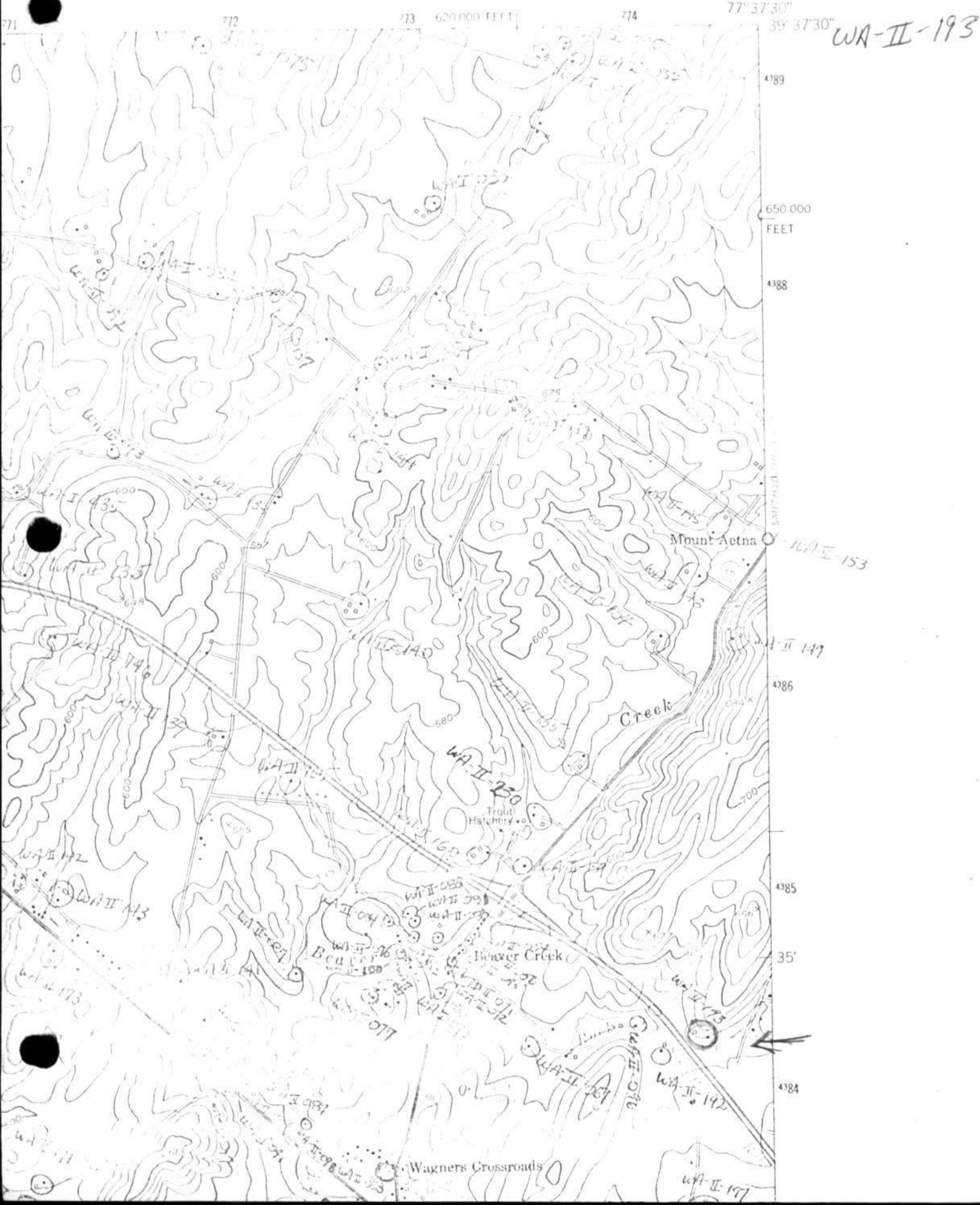
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

FUNKSTOWN GUADRANGLE
MARYLAND WASHINGTON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
SW 4 HAGERSTOWN 15' GUADRANGLE

66311 NE
(SMITHSONIAN)





WA-II-193

S.E.

Oct. 1975

Krotzer "Home Farm"

Black Rock Rd. and Ridenour Rd.
Hagerstown Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



WA-II-193

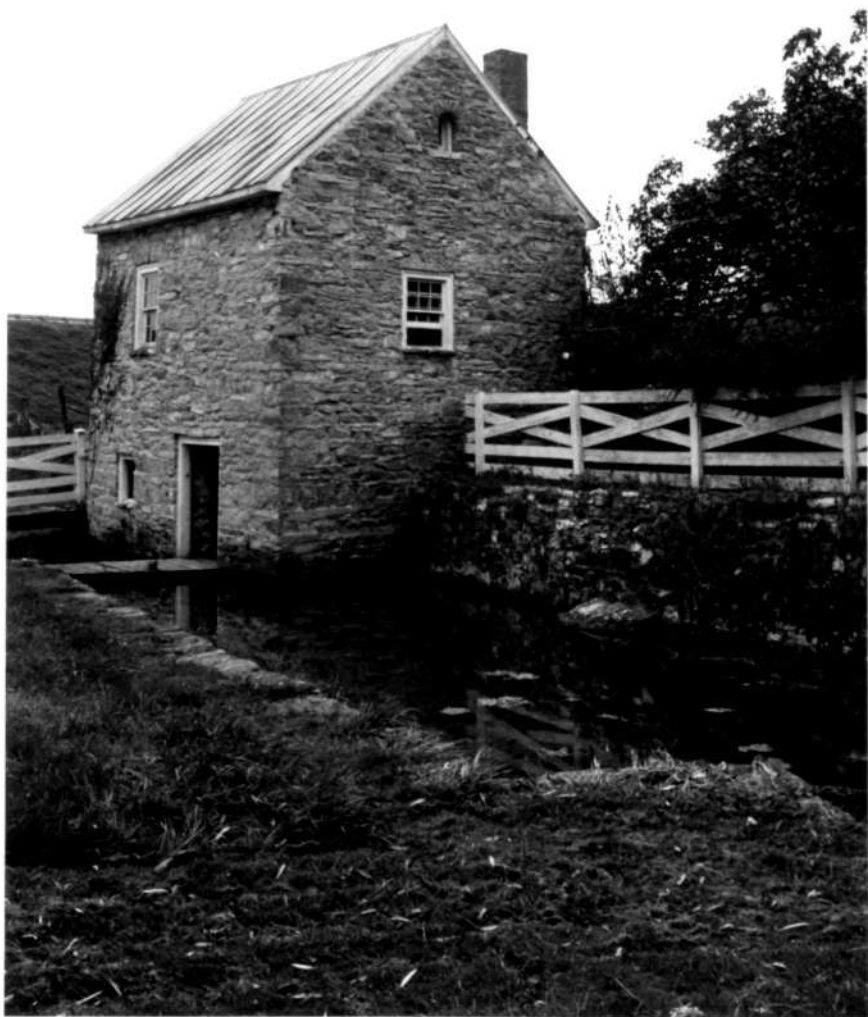
N.E.

Oct. 1975

Krotzer "Home Farm"

Black Rock Rd. and Ridenour Rd.
Hagerstown Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



WA-II-193

Spring House S.E.

Oct. 1975

Krotzer "Home Farm"

Black Rock Rd. and Ridenour Rd.
Hagerstown Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



WA-II-193

W

Oct. 1975

Krotzer "Home Farm"

Black Rock Rd. and Ridenour Rd.
Hagerstown Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



WA-II-193

Cemetery N. view.

Oct. 1975

Krotzer "Home Farm"

Black Rock Rd. and Ridenour Rd.
Hagerstown Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY